

Regulated by:



RICS



Since 1989

Converted former Tannery. Now a delightful character cottage. 3 miles New Quay on the Cardigan Bay coast, West Wales.



Yr Hen Danerdy, Llanarth, Ceredigion. SA47 0NQ.

R/2877/DD

£249,950

****Gorgeous character cottage**Expertly converted from a former Tannery**Emphasis on quality of work and retention of original features**2 bedroom accommodation**Delightful but easily maintained riverside grounds**Ample private parking**Double glazing**Central heating**Enjoy village life close to a good range of amenities**3 miles from the sea at New Quay, 4 miles from the Georgian Harbour town of Aberaeron****

****Live in or rent out!****

The Accommodation provides: Ground Floor - Reception Hall, Shower Room & wc, Kitchen/Breakfast Room, 24' Lounge/Dining Room (with wood burning stove), Access to outside decked balcony. Lower Ground Floor - provides 2 Double Bedrooms, downstairs Cloakroom and toilet.

Located within the village community of Llanarth, which lies alongside the main A487 coast road and offers an excellent range of local amenities, including general stores, post office, Primary school, pub/hotel and places of worship, filling station, and on a bus route. 3 miles from the popular coastal resort and seaside village of New Quay and some 4 miles from the Georgian Harbour town of Aberaeron, with its comprehensive range of shopping and schooling facilities. Within an easy reach of the larger marketing and amenity centres of the area.

GROUND FLOOR

Reception Hall

7' 9" x 6' 7" (2.36m x 2.01m) with a tiled floor, hardwood panelled entrance door, vaulted ceiling, side aspect window.



Shower Room

7' 5" x 7' 2" (2.26m x 2.18m) with tiled floor, tiled walls, good quality white suite provides a pedestal wash hand basin, low level flush toilet, bidet and a large shower cubicle with a Triton Unichrome Jet shower. Extractor fan, large wall mirror, downlighters, heated towel rail, electric under floor heating.



Kitchen/Breakfast Room

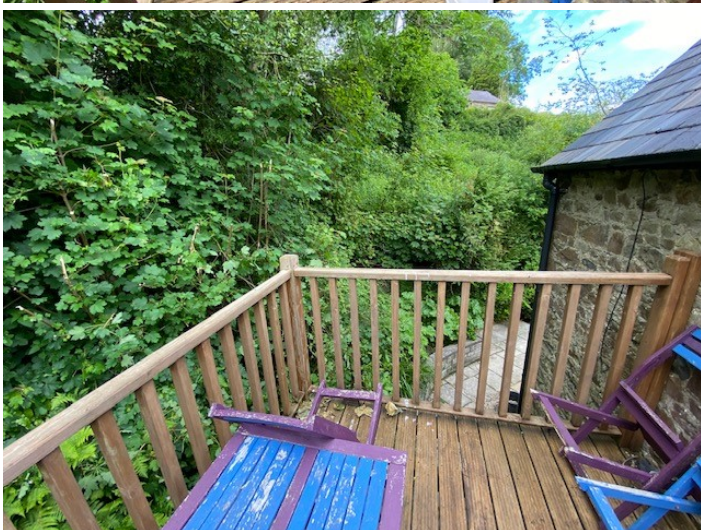
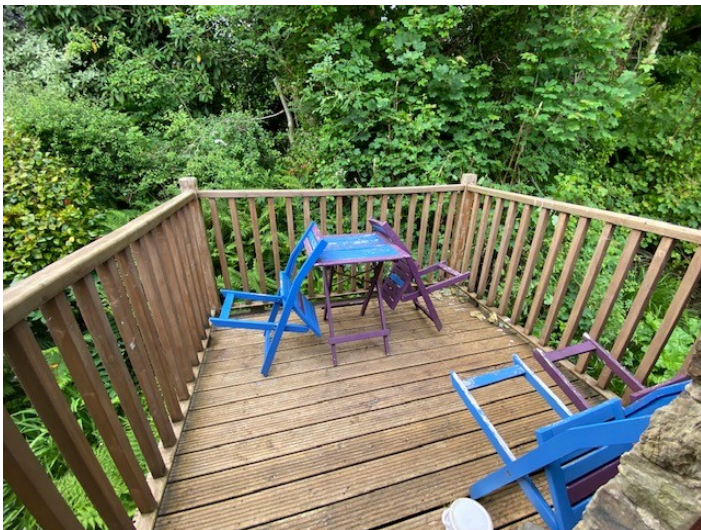
13.9m x 12.3m (45' 7" x 40' 4") with a tiled floor, open-vaulted ceiling with exposed A beams. Velux window to rear and with front aspect window, central heating radiator, one wall in part original facing stonework. A good quality range of Oak fronted units, comprising of base cupboards with granite worktops, an inset ceramic 1.5 bowl single drainer sink unit with mixer taps, Hotpoint slot-in double oven with ceramic hobs, appliance space with plumbing for automatic washing machine, part tiled walls.



Lounge/Dining Room

24' 1" x 11' 1" (7.34m x 3.38m) with exposed hardwood timber floors, vaulted ceiling with exposed A beams, two rear Velux windows, front aspect window, central heating radiator, wall lights and a wood burning stove on a tiled hearth, exposed chimney flue. Tilt and turn window gives access to an outside private, south facing decked balcony.





Dog legged staircase

leads to the lower ground floor, providing:



Hallway

with bamboo flooring heating, central heating radiator, feature stained glass window at rear.



Double Bedroom 1

10' 2" x 8' 0" (3.10m x 2.44m) with bamboo flooring. Central heating radiator, front aspect window, built in wardrobes and understairs storage cupboard.





Downstairs Cloakroom

With tiled floor, fully tiled wall, with wall mirror, corner wash hand basin, low level flush toilet.



Double Bedroom 2

11' 1" x 9' 6" (3.38m x 2.90m) with tiled floor, feature wall with original facing stonework, central heating radiator, exposed ceiling beams, front aspect window, built in wardrobes.



EXTERNALLY

Gated Private Entrance

Leads to a gravelled forecourt, providing parking facilities for 2 or 3 vehicles.

To the Side

Is a concealed patio/sitting out area, bordered by dwarf stone walls, shrubs and trees. To the lower side is a further large patio area and paths round to the rear of the dwelling. A pleasant, easily maintained front lawn/garden area, bounded

by mature shrubbery, with ornamental trees and bushes. Looking down to the small river, which forms a boundary to one side, with mature hedge boundaries to the remainder. The grounds are most pleasant, mature and easily maintained.



Services

Mains electricity, water and drainage. LPG gas fired central heating.

Directions

From Aberaeron, proceed south west on the A487 coast road, through the villages of Ffosyffin and Llwyncelyn to the next village of Llanarth. Drive down into the centre of the village of Llanarth. Just after the village shop on the lefthand side, you will see the property on the righthand side, identified by the Agents For Sale board.